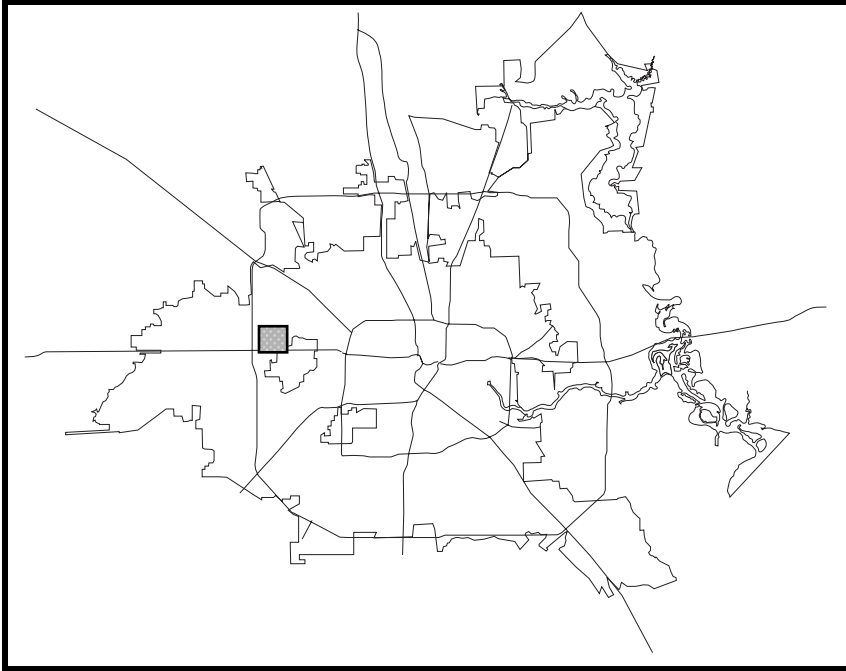


## PC ACTION

### 3. *Witte / Bunker Hill*



**APPLICANT:** Susan Goree

**KEY MAP:** 490 A

**LAMBERT:** 4958

**JURISDICTION:** City, Harris Co.

**PROPOSAL:** To add Witte Road as a collector street and delete Bunker Hill Road a designated collector.

**APPLICANT JUSTIFICATION:**

(See attached Susan Goree letter)

**STAFF RECOMMENDATION:** DENY the requested amendment: 1) to add Witte Road as a major collector street, and 2) to delete Bunker Hill Road, a designated collector to the Major Thoroughfare and Freeway Plan.

**PC ACTION:** DENY the requested amendment: 1) to add Witte Road as a major collector street, and 2) to delete Bunker Hill Road, a designated collector to the Major Thoroughfare and Freeway Plan

**JUSTIFICATION:** Bunker Hill is a 70-80 foot right-of-way between IH 10 and Long Point. Houston's CIP identifies budgeted future improvements for Bunker Hill. These improvements will occur over a three year period between 2006 and 2009. Besides Blalock and Gessner, Bunker Hill interchanges with IH-10 Katy Freeway and will continue to interchange once the Katy Freeway has been expanded. Witte does not have a planned interchange and parallels Gessner.

# PC ACTION

## **FACTORS ASSESSED: History, Platting, and Right-of-way**

Witte Road extends from IH 10 to Neuens Street that turns right leading back to Blalock. It has a right-of-way width of 60 feet throughout its length and crosses two major thoroughfares, Westview and Long Point. On the south side Witte terminates at IH 10 feeder road. No underpass is provided. Future plans for the reconstruction of the Katy Freeway do not provide for an underpass at this location. The underpass at Bunker Hill will remain.

Witte is located between Bunker Hill and Gessner. The distance separating Bunker Hill from Gessner is 0.75 mile. The distance between Gessner and Witte is 0.25 mile.

The development along Witte Road is mixed. Between Pine Lake and IH 10 there are large commercial tracts on both sides of the street. Between Pine Lake and Westview mixed used development fronts on Witte while two single family residential developments have access roads that tie to Witte. Between Westview and Long Point multifamily developments front onto Witte. To the north of Long Point there is an existing city park, Haden Park, and a mix of single family residential, townhomes and multifamily. North of Haden Park Witte turns to the right and becomes Neuens which intersects with Bunker Hill.

Bunker Hill, formerly known as Look Road, is a 70-80 foot right-of-way between IH 10 and Long Point. It was constructed in segments along with Long Point Woods and Spring Branch Woods Addition subdivisions. Commercial development and new multifamily development front on the lower portion of Bunker Hill, south of Pine Lake. North of Pine Lake single family residential lots side the collector street.

## **PLATTING ACTIVITY**

Both streets have existing mixed used developments mainly commercial closer to IH 10 and residential/multifamily developments nearer Long Point. A new multifamily development is being constructed along the western side of Bunker Hill at Pine Lake. This development lies where the 42 acre Bunker Hill Business Park subdivision plat was located. Along Witte the most recently platted property was Price Club at Witte Road. This 25 acre commercial reserve was recorded in 1991.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
Blalock Woods Apartments Replat no 2	March 4, 2004	490B	Multi-family	16.46	0	316
Korean Citizen Center	November 18, 2004	450W	Unrestricted	0.25	0	0
Lifestyle Tract at Memorial City	September 8, 2005	490B	Unrestricted	24.83	0	0
Long Point Plaza at Blalock	April 15, 2004	450X	SF Residential (public street)	3.81	0	0
McDonalds at Gessner RD and Westview Dr	March 2, 2006	450W	Commercial	1.03	0	0
Memorial City Gateway	January 5, 2005	490A	Unrestricted	37.50	0	0
Memorial City Gaylord / I-10	April 29, 2004	490B	Unrestricted	11.60	0	0
Memorial City Premier	December 23, 2004	490A	Unrestricted	8.00	0	0
Memorial City Subdivision partial replat no 1	July 22, 2004	490A	Unrestricted	6.90	0	0
Palm Subdivision (DEF)	October 20, 2005	450W	SF Residential (public street)	2.19	4	0
Papa Joes at Kingside Subdivision	July 8, 2004	490A	Unrestricted	0.39	0	0
Robo	February 5, 2004	450W	Commercial	0.56	0	0
Springrock Lane Sec 4 replat no 1	July 8, 2004	450X	SF Residential (Type 2 PAE)	2.06	18	0

# PC ACTION

## RIGHT-OF-WAY STATUS

Witte existing right-of-way is 60 feet. For the segment of Bunker Hill closest to IH 10 additional widening is required to bring the right-of-way width to 80 feet. North of Westview the right-of-way of Bunker Hill is sufficient width. Houston's Capital Improvements Plan identifies budgeted future improvements for Bunker Hill. These improvements will occur over a three year period between 2006 and 2009.

Street	From	To	Street Type	ROW (ft)	ROW Status
Hammerly	Gessner	Campbell	Thoroughfare	80	Sufficient width
Long Point	Gessner	Bingle	Thoroughfare	70	To be widened
Westview	Gessner	Blalock	Thoroughfare	70	To be widened
Westview	Blalock	Campbell	Thoroughfare	80	Sufficient width
Gessner	I-10	Hammerly	Principal	100	Sufficient width
Bunker Hill	I-10	Westview	Collector	70	To be widened
Bunker Hill	Westview	Long Point	Collector	70	Sufficient width
Blalock	I-10	Hammerly	Thoroughfare	100	Sufficient width
Campbell	Westview	Long Point	Collector	70	Sufficient width

## City of Houston, Capital Improvement Plan

Year	Proj No	Street	Description	Amount
FY06	N-0549	Westview	Paving Gessner to Brittmoore	3,017,000
FY06	N-0674	Long Point	Design and Construct: Hempstead to Gessner	3,185,000
FY08	N-0674	Long Point	Construction: Hempstead to Gessner	<u>5,000,000</u>
				11,202,000
FY06	N-0755	Awty School	Construction: Post Oak to drainage ditch	1,100,000
FY06	N-0767	Bunker Hill	Design: IH10 Feeder to Long Point	600,000
FY09	N-0767	Bunker Hill	Construction: IH 10 Feeder to Long Point	<u>4,000,000</u>
				4,600,000
FY09	N-0809	Gessner	Design: Long Point to Neu	1,000,000
FY10	N-8012	Silber	Design: Reconstruction IH 10 to Hartland	350,000

Source:

City of Houston, 2006-2010 Capital Improvement Plan

## SPACING

The spacing of thoroughfares and collectors in the area is what you would expect for an area dominated by a major freeway. Spacings along IH 10 are roughly one-half mile. The spacing paralleling IH 10 is also roughly one-half mile. This network of thoroughfares and collectors is designed to move large peak hour volumes of traffic through these areas, supporting traffic along

# PC ACTION

IH 10. Future reconstruction of Katy Freeway will maintain entry and exit ramps to feeder roads at Antoine, Blalock, Bunker Hill and Gessner.

Street	From	To	Street Type	Direction	Spacing
Hammerly	Gessner	Blalock	Thoroughfare	east-west	1.32 mi
Hammerly	Blalock	Bingle	Thoroughfare	east-west	1.67 mi
Long Point	Gessner	Bunker Hill	Thoroughfare	east-west	0.68 mi
Long Point	Bunker Hill	Blalock	Thoroughfare	east-west	0.65 mi
Long Point	Blalock	Campbell	Thoroughfare	east-west	1.50 mi
Long Point	Campbell	Bingle	Thoroughfare	east-west	1.15 mi
Westview	Gessner	Bunker Hill	Thoroughfare	north-south	0.75 mi
Westview	Bunker Hill	Blalock	State Hwy	north-south	0.63 mi
Westview	Blalock	Bingle	Thoroughfare	north-south	2.28 mi
Gessner	I-10	Westview	Principal	north-south	0.43 mi
Gessner	Westview	Long Point	Principal	north-south	0.24 mi
Gessner	Long Point	Hammerly	Principal	north-south	1.27 mi
Bunker Hill	I-10	Westview	Collector	north-south	0.55 mi
Bunker Hill	Westview	Long Point	Collector	north-south	0.19 mi
Blalock	I-10	Westview	Thoroughfare	north-south	0.59 mi
Blalock	Westview	Long Point	Thoroughfare	north-south	0.34 mi
Blalock	Long Point	Hammerly	Thoroughfare	north-south	0.83 mi
Campbell	I-10	Westview	Collector	north-south	0.66 mi
Campbell	Westview	Long Point	Collector	north-south	0.39 mi
Witte	IH 10	Westview	Local	north-south	0.44 mi
IH 10	Gessner	Witte	Interstate Hwy	east-west	0.25 mi
IH 10	Wite	Bunker Hill	Interstate Hwy	east-west	0.50 mi
IH 10	Bunker Hill	Blalock	Interstate Hwy	east-west	0.63 mi

## MOBILITY

Per the reconstruction plans for the Katy Freeway Witte will not have an interchange at the freeway. Witte will terminate at the freeway's west bound feeder road. Additionally, there will not be a separate exit from the freeway for Witte. Witte will be in between the Bunker Hill and Gessner exits. Witte's intersection with the west bound feeder road will be within the limits of the on and off ramps of the freeway. The Witte intersection with the feeder road from the yoke of the exit ramp will be approximately 500 feet. The Katy Freeway is being designed to have an interchange at Bunker Hill, as well as on and off ramps.

Street Name	To	From	2005 V	LOS	2025 V	LOS
Hammerly	Gessner	Bunker Hill			22415	D
Hammerly	Bunker Hill	Blalock			20664	D
Hammerly	Blalock	Bingle			18324	C
Long Point	Gessner	Bunker Hill			22997	D
Long Point	Bunker Hill	Blalock			30517	E
Long Point	Blalock	Campbell			22596	D
Long Point	Campbell	Bingle			31541	E
Westview	Gessner	Bunker Hill			28135	E

## PC ACTION

Westview	Bunker Hill	Blalock	23767	D
Westview	Blalock	Bingle	25915	D
Gessner	I-10	Westview	68378	F
Gessner	Westview	Long Point	72610	F
Gessner	Long Point	Hammerly	39492	E
Bunker Hill	I-10	Westview	22823	F
Bunker Hill	Westview	Long Point	23437	F
Blalock	I-10	Westview	38223	F
Blalock	Westview	Long Point	35301	F
Blalock	Long Point	Hammerly	34341	F
Campbell	I-10	Westview	34245	F
Campbell	Westview	Long Point	19958	F
Witte	IH 10	Westview	38002	F

Source.  
HGAC, 2025 Regional Traffic  
Model.

March 14, 2006

Letter to the Director

I am proposing that Witte Road be made a collector, in place of Bunker Hill. This project needs immediate attention, due to the increased development on the North side of I-10 in between Blalock and Gessner, and the expected increase in traffic to those places of business.

Bunker Hill is a short, dead end street, north of I-10. It is surrounded by a residential neighborhood, which includes Woodview Elementary. Many children walk to school. Increased traffic would endanger them. Studies show that widening a road, induces additional traffic, and within a year of widening, traffic would increase 30+% though this residential neighborhood, and quality of life would be threatened by noise and traffic.

Witte is surrounded by commercial development, and will feed into the west side of the Bunker Hill Business Park, achieving the same effect, as the widening of Bunker Hill, feeding traffic to the Bunker Hill Business Park. The neighborhood civic association has requested many times, that Witte be widened and updated, as it is in disrepair, and has open ditches.

I live on the SE corner of Pine Lake and Bunker Hill – 9737 Pine Lake Drive, and feel my property value will drop substantially if Bunker Hill is widened. Without a light or stop sign on each street, residents will not be able to pull out on to Bunker Hill, and we will be forced to exit the neighborhood by driving around it, to Westview. There have also been several auto accidents and with increased traffic, I am fearful that I will be unable to back out of my driveway without being hit.

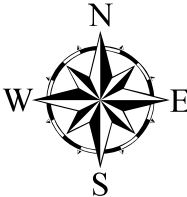
Thank you for your time.

Susan Goree 

WITTE - BUNKER HILL  
CLARET  
2005 MTFP AMENDMENT

Legend

- 1
- 2
- ✕ 3
- 4
- ✕ 5
- Local
- Proposed Freeway
- ▭ TBW Freeway
- ▬ Sufficient Width Freeway
- Sufficient Width MTF
- - - To be Widened MTF
- . - . To be acquired MTF
- ▬ Sufficient Width Major Collector
- - - TBW Major Collector
- Proposed Major Collector
- ▬ Proposed Grand Parkway
- . - . Houston ETJ
- 🏫 school
- 🌳 park



PLANNING & DEVELOPMENT  
DEPARTMENT,  
CITY OF HOUSTON

